

PROPERTY OWNER ASSOCIATION
MANAGEMENT CERTIFICATE

SUNWOOD ESTATES HOMEOWNERS ASSOCIATION, INC.

State of Texas	}	
	}	KNOW ALL MEN BY THESE PRESENTS:
County of Galveston	}	

Name of Subdivision: SUNWOOD

Name of Association: SUNWOOD ESTATES HOMEOWNERS ASSOCIATION, INC.

Recording Data for Subdivision:

Sunwood, a subdivision in Galveston County, Texas, according to the Final Plat thereof recorded at Volume 18, Page 239, of the Map Records of Galveston County, Texas, and bearing Clerk's File No. 9024578.

Sunwood, a subdivision in Galveston County, Texas, according to the CORRECTED PLAT thereof recorded at Volume 18, Page 261, of the Map Records of Galveston County, Texas, and bearing Clerk's File No. 9035656.

Recording Data for Declaration:

Declaration of Covenants, Conditions and Restrictions for Sunwood, recorded July 31, 1990, at County Clerk's File No. 9024580, and Film Code No. 007-10-1034, et seq., Official Public Records of Real Property of Galveston County, Texas;

Amendment to Declaration of Covenants, Conditions and Restrictions for Sunwood, recorded April 19, 1991, at Clerk's File No. 9112771, and Film Code No. 007-49-2603, et seq., Official Public Records of Real Property of Galveston County, Texas;

Petition to Modify the Declaration of Covenants, Conditions and Restrictions for Sunwood, along with other documents recorded April 20, 1998, at County Clerk's File No. 9817164, and Film Code No. 012-51-0080, et seq., Official Public Records of Real Property of Galveston County, Texas.

Petition to Modify the Declaration of Covenants, Conditions and Restrictions for Sunwood, along with other documents recorded April 20, 1998, at County Clerk's File No. 9817165, and Film Code No. 012-51-0083, et seq., Official Public Records of Real Property of Galveston County, Texas.

Mailing Address of Association: P. O. Box 55, Friendswood, TX 77546

Designated Representative: Roy Valdez, 502 Regency Ct., Friendswood, TX 77546

Phone Number: 832-385-4271 Email address: royvaldez@gmail.com

Fees: Transfer Fee is \$250.00; Re-Finance Statement of Account Fee – no charge;
Resale Certificate Fee – no charge.

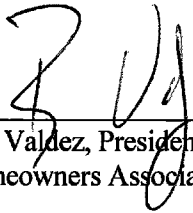
Association Information: Located in Galveston County, Texas; Articles of Incorporation filed with Secretary of State February 10, 1993; Charter No. 0125936901.

This organization may also be reached via Treece Law Firm, P.C., 1020 Bay Area Boulevard, Suite 200, Houston, Texas 77058 – 281-667-3100, Michael J. Treece, Esq. mike@treecelaw.com.

Note: This Management Certificate does not list all dedicatory instruments and/or governing documents of the Association, and is not to be relied on as an exhaustive list. This Management Certificate is filed/recorded in compliance with the mandate of, and to meet the requirements of, Section 209.004 of the Texas Property Code.

EXECUTED this 17 day of July, 2023.

Sunwood Estates Homeowners Association, Inc.



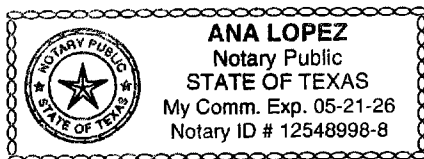
Roy Valdez, President for Sunwood Estates
Homeowners Association, Inc.

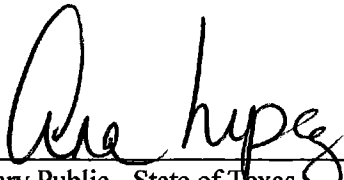
STATE OF TEXAS }

COUNTY OF ~~GALVESTON~~ }

Harris

The foregoing instrument was acknowledged before me by the said Roy Valdez, in his official capacity as President for Sunwood Estates Homeowners Association, Inc., on this 17th day of July, 2023, on behalf of said Association.





Notary Public - State of Texas

FILED AND RECORDED

Instrument Number: 2023033250

Recording Fee: 30.00

Number Of Pages: 3

Filing and Recording Date: 07/17/2023 3:10PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is fluid and cursive, with a large, sweeping "S" at the end.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*